

PROPERTY ADDRESS: 3505 Coffee Road, Bakersfield, CA 93312

RENT STATEMENT

I HEREBY STATE THAT THE FOLLOWING IS A COMPLETE STATEMENT OF RENTS ON PROPERTY WHICH IS THE SUBJECT OF THIS ESCROW.

ADDRESS	TENANT NAME	MONTHLY RENTAL (BASE)	LEASE TERM & EXPIRATION DATE	SIZE
1. 3505 Coffee Road, Unit C	FedEx Office & Print	\$6,542.55	3/1/2024 - 2/28/2029	2,077 sqft
2. 3505 Coffee Road, Unit B	Flame Broiler	\$4,321.24	10/1/2023 - 9/30/2033	1,505 sqft
3. 3505 Coffee Road, Unit A	Dickey's Barbeque Pit	\$4,590.69	5/1/2022 - 4/30/2027	2,105 sqft
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① Unit #A Dickey's Barbeque Pit : 2 five(s) year options to extend at FMV

5/1/2022 - 4/30/2023 : \$4,455.¹⁰

5/1/2023 - 4/30/2024 : \$4,590.⁶⁹

5/1/2024 - 4/30/2025 : \$4,726.²⁸

5/1/2025 - 4/30/2026 : \$4,861.⁸¹

5/1/2026 - 4/30/2027 : \$5,016.⁸³

② Unit #B Flame Broiler : No options

10/1/2023 - 3/31/2026 : \$4,321.²⁴

4/1/2026 - 9/30/2028 : \$4,645.³⁴

10/1/2028 - 3/31/2031 : \$4,993.⁷⁴

4/1/2031 - 9/30/2033 : \$5,368.²⁷

(Base rent is increased by 7.5% every 30 months.)

③ Unit #C Fedex office and Print Services : No options

3/1/2024 - 2/28/2029 : \$6,542.⁵⁵

(\$37.⁸⁰ per sq ft annually)